



November 15, 2024

Shareholders
300 West 23rd Street
New York, NY 10011

Re: 2025 Maintenance Increase

Dear Shareholders:

As explained at past annual shareholders meetings, the Board of Directors sets maintenance charges to meet the annual operating costs of the building. We take seriously our responsibility to all shareholders, including ourselves, to carefully scrutinize all spending while seeking to maintain the quality of our living environment and to protect our investment.

It should come as no surprise that the Corporation's operating expenses increase every year (with the exception of 2021 which had no increase due to Covid considerations). Mortgage interest on the building, real estate taxes, and unionized labor make up more than 70% of the operating budget. While these expenses contribute most to the budget increase, they are not within our control. We are, however, able to influence our utility usage (including water, sewage, heating oil and electricity). The Board would like to take this opportunity to urge all residents to be conscious of their individual utility consumption as it directly affects the annual budget and maintenance increase.

The Board, the building accountant Michael A. Rozycki, and the team of Douglas Elliman Property Management (Amelia Ahne Blume, Marylou Tapalla, and Darcy Green) met for several hours to discuss the 2024 projected income and expenses and the 2025 proposed budget. After deliberation, the Board has adopted an operating budget that requires a **maintenance increase of 2.95% effective January 1, 2025**. While we understand that any increase in maintenance is unpleasant, responsible financial management requires that maintenance charges cover projected operating costs. Happily, the increase for 2025 is lower than last year's increase of 4.4% and is in line with past years' increases of which generally ranged between 2.5% to 3.75%.

Please remember, if you are currently on Auto-Payment for your monthly maintenance, you MUST adjust your 2025 payment amount to avoid a monthly late fee of \$100.00.

However, if you have set up Full Balance Payment through BILT (vs. a fixed amount), the new maintenance amount will be charged AUTOMATICALLY. Log into your BILT account and look at AutoPay settings if you are unsure of your selected payment option. Alternatively, you can contact Daniel Gubitosa at DEPM at 212-692-8350 with questions. In any case, it is your responsibility to ensure adequate funds are available to meet your monthly payment requirements.

Your Board would like to take this opportunity to wish all fellow shareholders a joyous holiday season and prosperous new year.

Sincerely,
Board of Directors

cc: Amelia Ahne Blume
Daniel Gubitosa
Joel Powers